

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 7, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Rankin, Sweeney and Volrich

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Cowie,

SECONDED by Ald. Sweeney,

THAT the Minutes of the Special Council Meeting (Public Hearing) of September 25, 1975, (continued on September 30, 1975) together with the Minutes of the Regular Council Meeting of September 30, 1975, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,

SECONDED by Ald. Rankin,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Harbour Park Site

Council on September 30, 1975, deferred a motion by Alderman Kennedy re Harbour Park Site to this meeting of Council to enable a number of delegations to be heard on the matter.

Council also noted a letter from the Park Board dated October 7, 1975, advising of a resolution of the Board passed at its meeting on October 6, 1975, which suggested that an alternative method might be found to the proposed 60 year extendable lease of 3.4 acres at Georgia and Denman Streets to retain the land for public park purposes. In this regard, Park Commissioner Gibson addressed Council requesting a decision on the motion be deferred for one week to permit the Park Board to try and obtain funding to purchase the area in question.

Delegations were then heard as follows:

- The Committee to Save the Entrance to Stanley Park
(Mrs. Iredale) - Brief Filed
- Vancouver Board of Trade (Mr. Tanner)
- Vancouver Community Arts Council (Mr. Carey) - Brief Filed

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Harbour Park Site
(continued)

- Vancouver Council of Women (Mrs. Piggott) - Brief Filed
- Citizens' Council on Civic Development (John Stanton).

MOVED by Ald. Rankin,

THAT in considering this matter of Alderman Kennedy's motion re Harbour Park Site, the order of the agenda be changed to consider at the same time, a report dated October 2, 1975, from the Director of Planning concerning the Harbour Park Developer Proposal Submission.

- CARRIED UNANIMOUSLY

The Director of Planning answered questions raised by representatives of the Vancouver Board of Trade. The City Manager urged Council to proceed on the course of action proposed in the Director of Planning's report rather than revert to other proposals at this time, primarily because of the financial cost to the City each day there is delay.

Mr. Leckie, a member of the Jury Panel referred to in the Director of Planning's report, also urged Council to proceed in accordance with the terms of reference given the Panel.

MOVED by Ald. Boyce,

THAT consideration of this whole matter be deferred.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Rankin,
Volrich and the Mayor opposed)

MOVED by Ald. Kennedy,

THAT WHEREAS it would appear to be the wish of the people of Vancouver to retain the Harbour Park Site for public enjoyment;

AND WHEREAS development for building need not be undertaken to recoup the purchase price if the air rights were sold in lieu thereof, which is in recognition of the principle that it is in the public interest to permit high density where it least matters if it is counter-balanced by correspondingly low density where it is most needed;

BE IT THEREFORE RESOLVED that City Council proceed forthwith on this principle and instruct the City Manager to arrange for negotiations on behalf of the City with all adjacent owners who might be in a position to benefit from the purchase of all or part of the air rights.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Rankin, Sweeney,
Volrich and the Mayor opposed)

MOVED by Ald. Bowers,

THAT the "Jade" submission referred to in the Director of Planning's report dated October 2, 1975, be submitted to a Public Hearing for consideration, and in the meantime, the Director of Planning meet with the developers to incorporate the suggestions of the Jury Panel in the proposed scheme.

- CARRIED

(Aldermen Boyce and Kennedy opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)Harbour Park Site
(continued)

MOVED by Ald. Sweeney,

THAT the letter from the Vancouver City Planning Commission dated October 3, 1975, concurring with the decision of the Jury Panel, and the submissions heard this day, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Canadian Federation of Mayors and
Municipalities - Membership Fees

The Mayor submitted the following memorandum under date of October 1, 1975:

"The Canadian Federation of Mayors and Municipalities has forwarded its invoice covering the City's membership fees in that Federation. The cost per capita for membership in the CFMM was raised at the recent CFMM Conference to 3.5¢ per capita. This means that our bill for 1975 is \$15,050.

I RECOMMEND that Council approve the new rate of 3.5¢ per capita and that the City Manager be directed to forward the City of Vancouver's 1975 Membership fee of \$15,050. to the CFMM as soon as possible."

MOVED by Ald. Harcourt,

THAT the recommendation of the Mayor contained in the foregoing memorandum be approved.

- CARRIED UNANIMOUSLY

2. Sign By-law Amendments

A letter from Neon Products Ltd., dated October 3, 1975, was received requesting that a delegation from the sign industry be permitted to speak to Council on the matter of amendments to the Sign By-law which are contained in the report of the Standing Committee on Housing and Environment dated September 25, 1975.

With the agreement of Council, Mr. Jack Hartree and Mr. Bob Oliphant spoke requesting an opportunity to make certain changes to the Committee's report.

Alderman Harcourt, as Chairman of the Committee, requested and received approval of Council to add the following as recommendation C of the Committee:

"C. THAT City Council approve the amendments to the Sign By-law attached to the City Manager's report of September 9, 1975, as Appendix 'A', and instruct the Director of Legal Services to prepare the necessary By-law amendments."

MOVED by Ald. Harcourt,

THAT this Clause of the report of the Standing Committee on Housing and Environment dated September 25, 1975, including the additional recommendation, dealing with amendments to the Sign By-law, be referred back to the Standing Committee for further review in light of the sign industry's concern.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)3. Waiving of Sub-Section of the
National Building Code

The following letter was received from Four Seasons Hotels Ltd., dated October 3, 1975, requesting to waive a certain sub-section in the National Building Code with respect to entrance doors between corridors and guest rooms in hotels:

"Four Seasons Hotels Ltd., is currently building its first hotel in Vancouver at the corner of Georgia and Howe Streets, in the Pacific Centre complex, comprising 430 rooms.

The hotel, The Four Seasons, has been under construction for well over a year, and is scheduled for completion in April, 1976. Under the National Building Code, adopted by the City of Vancouver, we are required to provide self-closing devices and door hardware that will not automatically lock on closing guest room doors, but will require a guest to lock the door separately upon entering or leaving the room.

The standard hotel room door has a self-locking device, and this is used universally in all hotels. Guests are familiar with this type of normal hotel lockset function. We feel they would not lock the door with their key on leaving the room. This, as you can appreciate, will pose a very grave room security problem.

We opened our hotel in Calgary in September, 1974, and the City of Calgary did not require us to meet the requirements laid down by the National Building Code with respect to the entrance doors between corridors and guest rooms.

We are also in the process of building an hotel in Montreal, and the City of Montreal does not require us to comply with this sub-section of the National Building Code.

We now understand too, that a national police association intends to present a formal application to Ottawa to have this sub-section of the National Building Code amended because of the very high security risk. When we have more details on this, we will pass them onto you.

We have already elicited the support of the B.C. Hotels' Association and the Vancouver Convention and Tourist Bureau in our efforts to have this sub-section amended.

Time, however, is of the essence in this regard, and whilst we feel confident that with such impressive support, this sub-section of the National Building Code, will eventually be amended by due process from Ottawa because of the problems in security, especially in hotels, we are seeking your help now in obtaining permission from the City of Vancouver to waive this potentially hazardous sub-section."

MOVED by Ald. Harcourt,

THAT the Director of Legal Services be requested to submit an amendment to the Building By-law in accordance with the request of Four Seasons Hotels Limited;

FURTHER THAT the Building Inspector speak to the matter, if he so wishes, when the amendment to the By-law is before Council.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 3, 1975

Works & Utility Matters
(October 3, 1975)

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Local Improvements - Reduction in Scope
- Cl. 2: Vancouver Centre Development Ltd. -
Georgia Link Construction

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 3, 1975)

Rezoning - 2025 McLean Drive
(Clause 1)

MOVED by Ald. Harcourt,

THAT the Director of Planning be instructed to make application to rezone the subject lands described in this Clause from (RM-3) Multiple Dwelling District to (M-1) Industrial District, and the matter be considered at a Public Hearing.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(October 3, 1975)

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Dog Biting Incident
- Cl. 2: Revision of License Fees for 1976

The Council took action as follows:

Dog Biting Incident
(Clause 1)

MOVED by Ald. Harcourt,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Revision of License Fees
for 1976 (Clause 2)

MOVED by Ald. Volrich,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(October 3, 1975)

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Park Board Staff - Heather Street Marina
- Cl. 2: West End Community Centre - Staffing

The Council took action as follows:

Park Board Staff - Heather
Street Marina (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

West End Community Centre -
Staffing (Clause 2)

MOVLD by Ald. Harcourt,
THAT this Clause be referred to the Park Board for comment prior to consideration by Council.

- CARRIED UNANIMOUSLY

Property Matters
(October 3, 1975)

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: McLaren Electric Building - 1836 West 5th Avenue
Lease of portion on Second Floor (1,045 sq. ft.)
- Cl. 2: Acquisition for Family Housing Project -
3279 Findlay Street
- Cl. 3: Demolitions

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

B. Neighbourhood Improvement Program:
Kitsilano - Appropriation of Funds

The City Manager under date of October 2, 1975, submitted the following report of the Director of Planning:

"On November 12, 1974, City Council approved the Neighbourhood Improvement Program Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Programs.

On October 1, 1975, the Kitsilano Citizens Planning Committee and City staff of the Kitsilano Planning Office received applications from General Gordon School and Henry Hudson School for grants from the Neighbourhood Improvement Program budget for Kitsilano.

The project put forward by representatives of General Gordon School involved alterations to the existing lunchroom that would greatly increase its potential for community use. (Appendix 1, Proposal A).

cont'd....

CITY MANAGER' AND OTHER REPORTS (cont'd)

Neighbourhood Improvement Program:
Kitsilano - Appropriation of Funds
(continued)

The project put forward by representatives from Henry Hudson School involved alterations to the boys' basement area and to the lunchroom. These alterations would segregate these rooms from the rest of the school and make them more useable for the existing after-school day care program and for use by the community in the evenings. The Out of School Care program also requires some equipment to improve their services. This equipment would also be useful to those using the rooms in the evening. (Appendix 2)

The Kitsilano Community Center staff have expressed interest in programming activities into these rooms, especially activities which are likely to be attended by residents of the immediate neighbourhood.

Acting within the context of the terms of reference established by City Council, the Kitsilano Planning Committee and Local Area Planner reviewed these proposals and recommended approval of the applications; it should be noted that the third part of the proposal for Hudson School, to "make alterations to the boys' washroom" was not approved because these alterations are not necessary for either the after-school program or for community use of the rooms. Central Mortgage and Housing Corporation has also concurred with these requests.

Previous to this, discussions had been held with School Board officials to explore the contributions that could be made by the Neighbourhood Improvement Program to the schools' community activities.

On September 18, 1975, Mr. D. Moir, Assistant Superintendent of Planning for the School Board advised the Committee and Planning Department staff that the proposals for Henry Hudson and General Gordon schools had been reviewed by the School Board and approved. The School Board also agreed to pay the cost of all overheads on these projects (a total of \$6,669 for both projects). (Appendix 3).

It is, therefore, RECOMMENDED that:

1. City Council approve the expenditure of up to \$17,200 (seventeen thousand, two hundred dollars; \$4,300 City; \$4,300 Provincial; \$8,600 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of making the alterations to General Gordon School as outlined in Appendix 1, Proposal A.
2. City Council approve the expenditure of up to \$10,100 (ten thousand one hundred dollars; \$2,525 City; \$2,525 Provincial; \$5,050 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of making alterations to Henry Hudson School (alterations to the washroom not included) and purchasing equipment for the Hudson Out of School Program as outlined in Appendix 2.

The City Manager RECOMMENDS that the report of the Director of Planning be approved. "

(Appendices referred to on
file in the City Clerk's
Office)

MOVED by Ald. Bird,

THAT the recommendation of the City Manager contained in
the foregoing report be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:55 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:20 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Official Traffic Commission
October 1, 1975

Pedestrian Signal Request -
47th Avenue and Knight Street
(Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the Commission contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Housing and Environment,
September 25, 1975

The Council considered this report which contains seven
Clauses identified as follows:

- Cl. 1: Housing Site - 14th Avenue and Nootka
- Cl. 2: Amendments to the Sign By-law
- Cl. 3: Housing Status Report
- Cl. 4: Housing Site - 2nd Avenue and Wallace
- Cl. 5: Lodging House By-law - Prosecutions
- Cl. 6: Chairman's Report
- Cl. 7: Non-Market Family Housing Sites

The Council took action as follows:

Housing Site - 14th Avenue
and Nootka (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this
Clause be approved after deleting the word "closing" in recommen-
dation A and substituting the word "developing".

- CARRIED UNANIMOUSLY

Amendments to the Sign
By-law (Clause 2)

For Council action on this Clause, see page 3.

Housing Status Report
(Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this
Clause be approved and the resolution be received for information.

- CARRIED UNANIMOUSLY

Housing Site - 2nd Avenue and
Wallace Street (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this
Clause be approved after deleting the word "negotiate" in recom-
mendation A and substituting the word "discuss";

FURTHER THAT the resolution be received for information.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing and Environment,
September 23, 1975 (continued)

Lodging House By-law:
Prosecutions (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this
Clause be approved and the resolution received for information.

- CARRIED UNANIMOUSLY

Clauses 6 and 7

MOVED by Ald. Harcourt,
THAT Clauses 6 and 7 be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Finance & Administration,
September 25, 1975

The Council considered this report which contains two
Clauses identified as follows:

- Cl. 1: 1975 Supplementary Capital Budget Review
- Cl. 2: Killarney Champlain Citizens for Action -
Five Year Plan Advertising Funds

The Council took action as follows:

1975 Supplementary Capital
Budget Review (Clause 1)

MOVED by Ald. Volrich,
THAT the funds for the following items be transferred from
Contingency Reserve to Capital Reserve for the 1975 Supplementary
Capital Budget:

Kerrisdale Arena Renovations	\$ 25,250
West End Community Centre	
(furnishings & equipment - \$75,000)	
(replacement of playfield- \$44,000)	<u>119,000</u>
TOTAL	<u>\$144,250</u>

AND FURTHER THAT the balance of this Clause be deferred for
further consideration at the next meeting of Council.

- CARRIED UNANIMOUSLY

Killarney Champlain Citizens for Action
Five Year Plan Advertising Funds
(Clause 2)

MOVED by Ald. Volrich,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee
on Community Services,
September 25, 1975

The Council considered this report which contains four
Clauses identified as follows:

- Cl. 1: Hours of Operation of Neighbourhood Pubs
- Cl. 2: Neighbourhood Pub Application - 6069 West Boulevard
- Cl. 3: Neighbourhood Pub Application - 1445 East 41st Avenue
- Cl. 4: Carnegie Library - Proposal of Mr. Harry E.S. Fan

The Council took action as follows:

Hours of Operation of Neighbourhood
Pubs (Clause 1)

After giving consideration to this Clause, the Council took
no action.

Clauses 2, 3 and 4

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses
2 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

(Aldermen Boyce, Kennedy and Volrich opposed to Clause 2)

IV. Report of Standing Committee
on Planning and Development,
September 25, 1975

The Council considered this report which contains three
Clauses identified as follows:

- Cl. 1: Development Procedure - Champlain Heights -
Areas E and F
- Cl. 2: Surface Parking in the Downtown
- Cl. 3: Kitsilano Area Planning Program (Point Grey
Road Park and Development Issues)

The Council took action as follows:

Development Procedure - Champlain
Heights - Areas E and F (Clause 1)

MOVED by Ald. Bowers,

THAT the City Manager hire or retain on a consulting
basis a Project Manager to carry out the responsibilities for
development of Champlain Heights, Areas E and F.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,

THAT the team management procedure be adopted in principle
for the development of Champlain Heights, Areas E and F.

- Lost

(Aldermen Bird, Boyce, Kennedy, Sweeney and the Mayor
opposed)

MOVED by Ald. Bird,

THAT the foregoing motion by Alderman Cowie be tabled until
the City Manager reports back in due course.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Rankin and Volrich opposed)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
September 25, 1975 (continued)

Development Procedure - Champlain
Heights - Areas E and F (Clause 1)
(continued)

The motion to defer having lost, the motion by Alderman
Cowie was put and LOST

(No further action was taken with respect to a team
management procedure)

MOVED by Ald. Bowers,

THAT, in the meantime, City staff proceed as instructed by
City Council with the leasing of Enclave No. 1; with advertising
for sale expected early in December.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Bowers,

THAT Clause 2 be received for information and the recommendations
of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Road Purposes
(Lot 29, Block 2, SW $\frac{1}{4}$, Section 47,
THSL, Plan 4272)

MOVED by Ald. Sweeney,

SECONDED by Ald. Volrich,

THAT WHEREAS the registered owner has conveyed to the City
of Vancouver, for road purposes, the following described lands:

1. All that portion of Lot 29, Block 2, South West Quarter,
Section 47, Town of Hastings Suburban Lands, Plan 4272,
described as follows:

Commencing at the southerly limit of the westerly limit
of said Lot 29;

Thence N 0° 14' 30" E, 4.74 feet, more or less, following
in the westerly limit of said Lot 29, to intersection
with a line drawn parallel to and 4 feet perpendicularly
distant north easterly from the south westerly limit of
said Lot 29. The said south westerly limit also being the
northerly limit of the B.C. Hydro right-of-way;

Thence S 57° 15' 30" E, 14.53 feet, more or less, following
in the line drawn parallel to and 4 feet perpendicularly
distant north easterly from the south westerly limit of
said Lot 29 to intersection with the southerly limit of
said Lot 29;

cont'd....

MOTIONS (cont'd)

Allocation of Land for Road Purposes
(Lot 29, Block 2, SW¼, Section 47,
THSL, Plan 4272) (continued)

Thence N 89° 45' 30" W, 7.44 feet, more or less, following in the southerly limit of said Lot 29 to intersection with the south westerly limit of said Lot 29;

Thence N 57° 15' 30" W, 5.7 feet, more or less, following in the south westerly limit of said Lot 29 to the point of commencement. The same as shown outlined red on plan marginally numbered LF 2724, a copy of which plan is attached hereto, according to Plan 4272 deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED THAT the above-described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Cowie, seconded by Alderman Sweeney and was recognized by the Chair:

Downtown Automobile Towing

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,

THAT WHEREAS a great number of automobile owners are being unduly inconvenienced by having their automobiles towed away from pay parking lots, tourist information parking areas, private residential and commercial parking lots and vacant lots by commercial automobile towing companies;

AND WHEREAS many of these automobiles being towed away belong to out-of-City owners who are not familiar with local parking regulations;

AND WHEREAS many of these automobiles are being broken into and otherwise damaged in the process of moving them to private storage areas;

AND WHEREAS these automobiles create no danger to persons or property or violate any traffic regulations;

THEREFORE BE IT RESOLVED THAT City Council instruct the City Manager, in co-operation with the Police Department, to study and report back to Council on alternative ways of controlling parking in pay parking lots, tourist information areas, private residential and commercial parking lots, and vacant lots where towing away by private towing companies will be severely curtailed (i.e. removal of license plates and retrieval through a public agency, ticketing, etc.)

(Notice)

NOTICE OF MOTION (cont'd)

The following motion was submitted by Alderman Volrich and Notice was called:

Demolition of Residential Buildings

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT WHEREAS

- (a) The City of Vancouver has undoubtedly reached the stage where the demolition of residential buildings should not be permitted indiscriminately and without some measure of control by the City, particularly where such demolition will result in the loss of rental accommodation and the displacement of residents;
- (b) The rights of owners of such buildings and their plans for development should also be given fair and reasonable consideration;

THEREFORE BE IT RESOLVED as follows:

- 1. That the City seek legislative authority to enable it to pass by-laws to control the issuance of demolition permits in respect of buildings which are either wholly or partially used to provide rental accommodation;
- 2. That such legislative authority provide for the City's authority to be exercised along the following lines:
 - (a) that demolition permits, as a general rule, will not be issued unless a building permit is first approved;
 - (b) that demolition permits may be issued on the approval of the Director of Planning whenever conditions of danger or public health may necessitate the same;
- 3. That the By-law also provide for a substantial minimum penalty for demolition without first obtaining a building permit, based on the number of units that may be demolished without such permit.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
Municipal By-law Courts

referred to a letter addressed to Alderman Harcourt from the Attorney-General which had been circulated to Council members. The Attorney-General suggested that such a court could be set up utilizing a Justice of the Peace similar to the Traffic Courts. Alderman Rankin did not agree with a J.P. conducting such a court and it was

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,

THAT a committee of Council be appointed to discuss this matter of Municipal By-law Courts with the Attorney-General.

- CARRIED UNANIMOUSLY

(The Mayor appointed Alderman Boyce, Chairman and Aldermen Harcourt and Rankin to the Committee.)

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney -
Proposed Sale:
Hawthorn Private Hospital

expressed concern that Hawthorn Private Hospital on Point Grey Road is up for sale because the owners are unable to finance the renovations required to have the premises comply with City By-laws. It was suggested that the Provincial Department of Health be approached and made aware of the situation. The Mayor undertook to do so.

Alderman Bowers -
Stage Design Exhibit:
Queen Elizabeth Theatre

referred to an exhibition to be staged in the lobbies of the Queen Elizabeth complex.

MOVED by Ald. Bowers,
SECONDED by Ald. Cowie,

THAT WHEREAS the Civic Auditorium Board has approved the staging of an exhibit of Stage Design in the lobbies of the Queen Elizabeth complex for a period of one month;

AND WHEREAS the sponsors would like to open it to the public free of charge on five afternoons;

THEREFORE BE IT RESOLVED THAT the normal rental charge for the use of the lobbies be waived for these events.

- CARRIED UNANIMOUSLY

Alderman Marcourt -
Langara Golf Course

referred to a letter received from the Minister of Recreation and Conservation suggesting that the redevelopment of the Golf Course and the area peripheral to the Course would be eligible for a 1/3 grant from the Community Recreational Facilities Fund.

MOVED by Ald. Marcourt,
SECONDED by Ald. Rankin,

THAT the City apply to the Provincial Government's Community Recreational Facilities Fund for a 1/3 grant as suggested by the Minister in his letter of September 24, 1975.

- CARRIED UNANIMOUSLY

Alderman Boyce -
Old CNR Station

suggested that the Mayor write to the CNR in an attempt to obtain for the City the CNR Station at the North Foot of Main Street. The Mayor undertook to make enquiries in this regard.

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The Council adjourned at approximately 5.00 p.m.

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The foregoing are Minutes of the Regular Council Meeting
of October 7, 1975, adopted on October 21, 1975.

A. Phillips
MAYOR

L. V. Lillib
CITY CLERK

Manager's Report, October 3, 1975 (WORKS - 1)

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Local Improvements - Reduction in Scope

The City Manager submits the following report of the City Engineer:

"Pavements and curbs on a number of the side streets in the West Broadway shopping area were advanced as local improvements and approved by Council in 1971. About that time, however, the Planning Department began work on a possible beautification project in this area. New proposals for some side streets were possible and so construction of certain of these pavements was deferred:

Balaclava Street,	8 th Avenue to 10th Avenue
Bayswater Street,	8th Avenue to Broadway
Carnarvon Street,	Broadway to 10th Avenue
McKenzie Street,	Broadway to 10th Avenue
Trutch Street,	Broadway to 10th Avenue

The Broadway West Beautification Project is now well underway and includes the paving of unpaved side streets from Broadway to the lanes north and south (or to midblock where no lane exists). The other halves of the above blocks (from the lane to 8th or to 10th) have been paved under the 1971 local improvements. So that these local improvements can be certified as complete and placed on the tax roll, Council must formally 'reduce them in scope' to exclude the parts done under the Beautification Project.

I RECOMMEND:

1. That the local improvement projects for pavement and curbs listed below be reduced in scope by excluding the sections indicated:
 - a) Balaclava Street from 8th Avenue to 10th Avenue (408/1)
 - exclude portion from the Lane North of Broadway to a point approx. 115 feet south of Broadway on the west side and approx. 117.12 feet south of Broadway on the east.
 - b) Bayswater Street from 8th Avenue to Broadway (408/2)
 - exclude portion from the lane north of Broadway to Broadway.
 - c) Carnarvon Street from Broadway to 10th Avenue (408/6)
 - exclude portion from Broadway to the lane south of Broadway.
 - d) McKenzie Street from Broadway to 10th Avenue (408/13)
 - exclude portion from Broadway to a point approximately 112.5 feet south of Broadway on the west side and approximately 112.2 feet south of Broadway on the east.
 - e) Trutch Street from Broadway to 10th Avenue (408/20)
 - exclude portion from Broadway to the lane south of Broadway.
2. And that the portion of the cost of the projects to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the projects."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

INFORMATION:

2. Vancouver Centre Development Ltd. - Georgia Link Construction

The City Manager submits the following report of the City Engineer:

"Background

On March 6, 1973, Council approved Development Permit No. 58435 to permit Vancouver Centre Development Ltd. to develop their property at 650 West Georgia Street. A condition of Council's approval was that before the Development Permit was issued, the applicant was to obtain approval of City Council for: 'the precise timing of construction, and on-street traffic arrangements for both vehicular and pedestrian traffic during construction'.

Cont'd . . .

Manager's Report, October 3, 1975 (WORKS - 2)

Clause 2 Cont'd

On December 18, 1973, Council approved a report of the Director of Planning and the City Engineer dealing with traffic arrangements and scheduling of the construction as requested by Council.

The Development Permit allows construction of two understreet links; one across Granville Street to Pacific Centre (Granville link) and the other across Georgia Street to the Hudson's Bay Company (Georgia link).

The Granville link was substantially completed in 1974 during the construction of Granville Mall. However, completion of the link in the Georgia-Granville intersection had to be delayed because it was not possible to provide four vehicular traffic lanes through the intersection, since Pacific Centre Development was occupying the northerly curb lane on Georgia Street. The report to Council, on December 18, 1973, suggested this possibility and stated that construction would have to be completed at a later date.

Vancouver Centre are ready to complete their construction of the Granville link, and since four traffic lanes can now be maintained through the Georgia-Granville intersection, the City Engineer recommends that work proceed in early October 1975.

Vancouver Centre have requested permission to proceed with construction of the Georgia link in accordance with their agreement with the City. Council, as mentioned above, gave approval for construction provided all details of construction were satisfactory to the City Engineer. Vancouver Centre propose to construct the Georgia link in three phases. The City Engineer has had discussions with the developer and the following is a summary of traffic arrangements and schedule for construction. This report will be accompanied by a report reference by the City Engineer.

1. Phase I, from early October to December 15, 1975, providing a pedestrian walkway and the four northerly traffic lanes on Georgia (the Granville link will be completed during this time);
2. Phase II, from early January to February 29, 1976, providing a pedestrian walkway and two traffic lanes on the north side of Georgia and two traffic lanes on the south;
3. Phase III, from February 29 to April 30, 1976, providing a pedestrian walkway on the north side of Georgia and four traffic lanes on the south side (once this work is complete, the street can be restored prior to the U.N. Conference).

The developer has been asked to do whatever is necessary (including working double shifts) to ensure that the construction schedule is met. The representatives of Vancouver Centre have assured us they will comply with the schedule. On this basis, the City Engineer feels the proposed traffic arrangements and schedule are satisfactory."

The City Manager submits the above report of the City Engineer for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 1990

Manager's Report, October 3, 1975 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Rezoning - 2025 McLean Drive, Southwest Portion of Lot 5 of Parcel A, Blocks 78 & 81, D.L. 264A, Plan 10775

The Director of Planning reports as follows:

"In issuing a Development Permit Application to permit the erection of a warehouse and office building on Lot 5 of Parcel A, it was noted that the Southeast portion of the site is zoned (RM-3) Multiple Dwelling District (See Appendix A). It was recommended that the Director of Planning be requested to make an application to amend the Zoning and Development By-law #3575 to rezone the southeast portion of this site to an (M-1) Industrial District and also to amend Schedule "C" by requiring that the 12' landscaped setback on the west side of McLean Drive now extend to Grandview Highway.

SITE DESCRIPTION

The northerly portion of the site is zoned (M-1) Industrial District and developed with a warehouse/office building. The southeast portion of the subject site is zoned (RM-3) Multiple Dwelling District and developed with vehicular parking which is ancillary to the above-mentioned building. The surrounding properties to the north, representing the remaining lands of Block 78, are zoned (M-1) Industrial District and developed with a variety of light industrial establishments. The surrounding lands immediately to the east of the subject site are zoned (RM-3) Multiple Dwelling District and developed with the Grandview Elementary School.

BACKGROUND

In June of 1960, Council approved a proposal by the City Engineer to close that portion of Fifth Avenue which abuts Block 78 and add this portion of closed road together with the adjoining properties to the south (being Lots 21-24 inclusive, Block 81, D.L. 264A) to Block 78. Having purchased these added lands, the owners of Block 78 received approval in March of 1961 to subdivide the block into 5 lots. The existing zoning, however, remained unchanged; the former East 5th Avenue lands assumed the zoning of Block 78 (M-1) Industrial District (under Section 566(6) of the Zoning and Development By-Law No. 3575), the subject site (former lots 21-24 inclusive, of Block 81, D.L. 264A) remained (RM-3) Multiple Dwelling District (see Appendix B).

RECOMMENDATION:

- (1) That the Director of Planning be instructed to make application to rezone the subject lands from (RM-3) Multiple Dwelling District to (M-1) Industrial District.
- (2) That Item 4, McLean Drive of Schedule "C" of the Zoning and Development By-Law #3575 be amended by deleting the words 'Fifth Avenue' and inserting the words 'Grandview Highway'.
- (3) That the report of the Director of Planning be referred to a Public Hearing."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved and referred to a Public Hearing.

Manager's Report, October 3, 1975 (LICENSES - 1)

LICENSES AND CLAIMS MATTERS

INFORMATION

1. Dog Biting Incident

The Director of Legal Services reports as follows:

"Mrs. Neylan has written a letter regarding an incident in which her son was bitten by a dog, and she alleges that the provisions of sections 59 and 61 of the 'Health Act' should be invoked. These sections read as follows:

'59. Every Local Board shall cause to be made, from time to time, inspection of its district, in order to prevent the accumulation within the district of any dirt, filth, or other thing which may endanger the public health, and with a view to ascertain what nuisances exist calling for abatement under the powers of this Act in order to abate every such nuisance.'

'61. Information of any nuisance or unsanitary condition under this Act within the jurisdiction of any Local Board may be given to the Local Board by any person aggrieved thereby, or by any two inhabitant householders, or by any officer of the Local Board, or by any constable or officer of any police force within the jurisdiction of the Board.'

In my view, the scheme and purpose of the 'Health Act' and the language used in the sections mentioned do not indicate that they would apply to a dog which may have bitten a person. I believe they refer to a state of affairs which should be abated, and deal with matters affecting Public Health.

The repeal of the 'Animals Act' has left a vacuum in the City. Council has already advised the Provincial Government of this and has requested remedial legislation. None has yet been passed."

The City Manager submits the report of the Director of Legal Services to Council for INFORMATION.

Continued on Page 2. . .

RECOMMENDATION2. Revision of License Fees for 1976

The Director of Finance and the Director of Permits and Licenses report as follows:

"Introduction:

In the past years the Finnis Study (1968) and an in depth analysis and cost distribution conducted by the Finance Department (1969) led to a license fee structure which was based on recovering issuing and inspection costs, plus an additional margin which allowed the license fee level to cover increasing costs for several years.

The Finance Department has now completely reviewed and re-analysed the cost distribution and has arrived at new license fee levels, which would result in the first increase to the basic fee since 1969. The new fee structure has been reviewed by the Director of Permits and Licenses, who concurs with the recommended fee increases. The recommended fees encompass both the License Bylaw and the Vehicle for Hire Bylaw

Policy Used:

In arriving at the new schedule, City policy of including 100% of costs at the 1975 level was applied insofar as was possible. To this a marginal increase, basically a rounding off upward procedure was added, which will provide a cushion to some degree for anticipated cost increases in 1976. In a few cases, where costs could not be specifically identified, best judgment was used in establishing a reasonable fee. At the final stage all the fees were reviewed by a group of staff with the Director of Finance and Director of Permits and Licenses and final adjustments made.

A number of special license fee categories exist, which have never been treated on a cost recovery basis. These special cases and recommendations for increases are:

Malt Beverage Wholesaler

- no increase recommended to present fee of \$15,000.00

Exhibitions: Horse Racing

- increase annual fee of \$1,000 to \$1,500

(Horse racing is actually run by six organizations in sequence, three of which buy licenses and transfer those licenses to the other three organizations. One transfer of a license is allowed under the bylaw.)

Apartments - existing fee: \$10.00 per annum per dwelling unit.

- increase to: \$13.00 per annum per dwelling unit.

Duplex - existing fee: \$10.00 per dwelling unit

- increase to: \$13.00 per dwelling unit

Multiple Conversion Dwelling

- Existing fee: \$15.00 per annum, plus \$10.00 per dwelling unit; \$7.00 per housekeeping unit; \$4.00 per sleeping unit
- increase to: \$13.00 per dwelling unit, \$9.00 per housekeeping unit; \$5.00 per sleeping unit.

Note: We are recommending deletion of the surcharge (\$15.00) on multiple conversion dwellings and rooming houses as it is inequitable compared to apartments.

Clause No. 2 Continued

Personal Care Home: increase fee from \$4.00 per sleeping unit to
\$5.00 per sleeping unit

Rooming House - existing fee: \$15.00 per annum, plus \$4.00 per sleeping
unit

- increase to: \$5.00 per sleeping unit

Penalty:

Provisions by way of penalty for late payment of license fees under
section 29(1)(a) and (b) of the License Bylaw are as follows:

- (a) In respect of any license purchased within thirty days from the
date fixed for payment of the license fee: five percent of the
amount of the license fee.
- (b) In respect of any license purchased more than thirty days after
the date fixed for payment of the license fee: ten percent of the
amount of the license fee.

These penalties have not been sufficient to be effective and it is recommended
that minimum charges be incorporated which will amend the penalty clauses as
follows:

- (a) In respect of any license purchased within thirty days from the date
fixed for payment of the license fee: five percent of the amount of
the license fee, minimum charge \$5.00.
- (b) In respect of any license purchased more than thirty days after the
date fixed for payment of the license fee: ten percent of the amount
of the license fee, minimum charge \$10.00

Summary:

Costs to be recovered by the license fees include all administration and
inspection costs of the Department of Permits and Licenses attributable to
licensing. These costs were evenly distributed to all license categories.
Particular cost elements of the Fire Warden's branch, Health, Police and
Engineering departments were assigned to specific license categories, where
applicable. From this, the new proposed license fee schedule was generated
to form the recommendations of this report. This would increase revenues
from \$1,347,000. under the present fee structure to approximately \$2,010,000
under the proposed fee structure, in 1976 an increase of \$663,000 per annum.

Recommendations:

- The Director of Finance and the Director of Permits and Licenses recommend:
- (1) That effective for 1976, the attached schedules of license fees be imple-
mented and the Director of Legal Services be requested to prepare the
necessary amendments to the License Bylaw and Vehicles for Hire Bylaw
(see App. 1 and 3.)
 - (2) That effective for 1976, the License Bylaw penalties be amended to include
the minimum charges as set out in this report.
 - (3) That the additional specific fee categories be created and the fees be
increased from the catchall \$10.00 level to the level indicated in
Appendix 2."

The City Manager RECOMMENDS that the foregoing recommendations of the
Director of Permits & Licenses and the Director of Finance be approved.

FINANCE MATTERS

A-7

RECOMMENDATION1. Park Board Staff - Heather Street Marina.

The Administrative Analyst reports as follows:

"The Heather Street Marina is scheduled to open December 1, 1975. I have reviewed the operation of both the Burrard Marina and the Heather Street Marina, and note:

The Burrard Marina has 421 berths, and is staffed as follows:

- 1 - Marina Operator II
- 2 - Marina Operator I's
- 1 - Resident Caretaker
- 2 - Marina Attendants (casual payroll - 2 months.)

The Heather Street Marina is a considerably smaller operation. However, in order to operate the marina satisfactorily and maintain adequate security, a proportionate reduction in staff is not possible. A minor reorganization and the addition of three (3) permanent staff will facilitate the operation of both marinas.

The staff for the two marinas would be organized as follows:

- 1 - Marina Operator II (plus 2 pay grades for added duties)
- 4 - Marina Operator I's
- 2 - Resident Caretakers
- 4 - Marina Attendants (casual payroll - 2 months.)

It is proposed that the following additional staff be added to complete the revised reorganization:

	Pay Grade	1975 (1 month)	1976
2 - Marina Operator I's	15	\$1,985	\$25,402
1 - Resident Caretaker		357	4,572
2 - Marina Attendants (2 months)		--	1,797
		<u>\$2,342</u>	<u>\$31,771</u>

(All staff at mid-step, including fringe benefits but not C.O.L.A.)

I recommend that the three (3) permanent positions above be established, and that the Director of Personnel Services review the classifications of the Marina Operators prior to filling the new positions.

The V.M.R.E.U. has received a copy of this report.

The Director of Finance advises that these positions will be funded within the Property Endowment Fund from the proceeds of the marina operations.

The City Manager RECOMMENDS that the foregoing recommendation of the Administrative Analyst be approved.

Cont'd.

2. West End Community Centre - Staffing.

The West End Community Centre is expected to open on December 15, 1975. This Centre includes an arena, senior citizens' lounges, nursery school, art studio, meeting rooms, auditoria, teen lounge, as well as a "health club" area comprised of two handball courts, two squash courts, an exercise room, a sauna area and a roof top tennis court. The foregoing portions of the Centre will be under the direct control of the Park Board, it being anticipated that these activity areas will be open from 9:00 a.m. to 11:00 p.m. on weekdays; 10:00 a.m. to 9:00 p.m. on weekends and holidays.

The Centre also includes a secondary school library, a public library, an underground parking area for 157 cars, a restaurant and an arena concession area. Staffing for the public library was resolved by Council on July 22. Negotiations are underway with various private operators for the operation of the underground parking area. A future Council report is anticipated on this matter. The lease arrangements to operate the restaurant have not been finalized. The Park Board expect that the restaurateur will also operate the arena food concession.

BUILDING MAINTENANCE AND OPERATION

On July 29, 1975, Council approved the establishment of a Stationary Equipment Operator for the West End Community Centre. Because the Park Board staff will be responsible for cleaning both libraries as well as the Community Centre and arena, a total complement of eight (8) Iceman/Janitors is proposed. In order to accommodate the variable shifts necessary for the operation of this Centre, and to provide 24-hour security, two of these positions should be funded on a part-time basis.

RECREATION PROGRAM OPERATION

On February 5, 1974, City Council established the position of Community Recreation Director for the West End Community Centre. Because the Director is responsible for the co-ordination of recreation services in the local area served by the Community Centre, his responsibilities will extend beyond the physical confines of the Centre.

Three recreation program persons are proposed to maintain the anticipated operating hours and conduct recreation programs throughout the community. These people will likely be transfers from the West End Recreation Project (see next page). It is further proposed to employ a Cashier/Clerk-Typist in the Community Centre office during the hours the Centre is open.

SKATING RINK

On July 4, 1975, Council passed the following recommendation of the City Manager:

"THAT the position of Ice Rink Co-ordinator be retained, pending Council's consideration of the Recreation Services Study and the report on staffing for the West End Community Centre."

It is now proposed to abolish this position upon establishment of the new position of Rink Programmer at the West End Community Centre, the incumbent to act in an advisory capacity to the Central Recreation Services staff in addition to his duties at the West End Rink. Because this skating rink is of non-standard dimension and is not equipped with team benches or penalty boxes as most arenas, the method of operation is relatively uncertain at this time. It is, therefore, proposed to staff the arena with a permanent Cashier/Clerk-Typist and provide funds for part-time Skate Room Attendants, Commissionaires and Cashiers.

Cont'd.

Clause No. 2 Continued.PROGRAM ACTIVITIES

Discussions with the West End Community Centre Association have indicated that the Association does not anticipate having any direct involvement in carrying out recreation programs in the Centre. Rather, they expect to function as an advisory group only. Consequently, the programming staff will have to assume responsibility for the full range of recreation programs, both within and without the Community Centre. Discussions with the Park Board have indicated that a total of \$20,000 per year would be sufficient to carry out these programs. It is expected that this allocation will cover the cost of part-time instructors and programmers, as well as the rental cost for outside premises.

OTHER EXPENSES

Other expenses in operating the Community Centre have been estimated by the Park Board, as follows:

<u>ITEM</u>	<u>1976 Costs</u>
Building Maintenance: Materials	\$ 3,000
Labour	2,000
Fringe Benefits	700
Electricity	4,000
Natural Gas	4,000
Water	1,200
Janitor Supplies	800
Scavenging	500
Propane (Zamboni Fuel)	2,000
Gasoline (Edger Fuel)	150
Coveralls (for Staff)	450
Mechanical Preventative Maintenance	1,500
Zamboni Blade Sharpening	800
	<u>\$ 21,100</u>

Credits against the foregoing costs are being negotiated with the Vancouver Public Library and the School Board with regard to the provision of services to these facilities. On July 29, 1975, City Council approved an operating budget for the branch library which included \$3,900 for heat, light, water and janitorial contracts.

WEST END RECREATION PROJECT

The West End Recreation Project was established in 1967 for the purpose of providing public recreation programs in existing community facilities in the West End. The main office of the project has been located in King George High School.

Because the provision of recreation services in the West End will now become the function of the staff at the West End Community Centre, this project should be disbanded in the same manner as the Vancouver East Recreation Project.

The 1975 operating budget for the West End Recreation Project is \$106,300 (estimate).

SUMMARY

<u>Permanent Staff*</u>	<u>Pay Grade</u>	<u>1975 Costs</u>	<u>1976 Costs</u>
Community Recreation Director	27	\$ 850	\$ 21,746
General Programmers (2)	20	1,238	31,692
Elderly Citizens' Programmer	20	619	15,846
Rink Programmer	21	647	16,572
Equipment Operator II (2 mos., 1975)	19	2,372	15,187
Iceman/Janitors (6)	14	2,842	72,737
Cashier/Clerk-Typists (2)	10	826	21,101
Sub-Total:		<u>\$9,394</u>	<u>\$194,881</u>

Manager's Report, October 3, 1975
Page 4.

FINANCE

Clause No. 2 Continued.

SUMMARY (continued):

	<u>Pay Grade</u>	<u>1975 Costs</u>	<u>1976 Costs</u>	<u>Hours/ Week</u>
<u>Part-time Staff*</u>				
Cashier/Clerk-Typist	10	\$ 318	\$ 8,139	28
Watchman/Janitor	13	496	12,686	42
Cashier Attendant **	6	285	4,752	28
Doorman **	10	141	2,551	18
Skate Room Attendant II **	11	322	5,816	40
Skate Room Attendant I **	7	214	3,860	29
Sound Room Operator **	8	122	2,205	16½
Guard/First Aid **	11	322	5,816	40
Ice Patrols II **	10	141	2,551	18
Commissionaire (\$5.50/hr.)		<u>286</u>	<u>4,862</u>	26
Sub-Total:		\$ 2,647	\$ 53,238	
TOTAL STAFF COSTS:		<u>\$12,041</u>	<u>\$ 248,119</u>	

* All staff costs at mid-step, including fringe benefits; no COLA.

** 34 weeks per year.

Other Costs

Program Expenditure	\$ 838	\$ 20,000
Operating Costs	<u>880</u>	<u>21,100</u>
Sub-Total	\$ 1,718	\$ 41,100
<u>TOTAL COST OF OPERATION:</u>	<u>\$13,759</u>	<u>\$ 289,219</u>

Offsetting revenues have not been completely appraised at this time. However, it is City policy that charges for Community Centre programs cover the fees plus the cost of materials and supplies. Because the West End Community Association does not expect to be operating programs, the Park Board will derive some offsetting revenues from the programs which they conduct. The abolition of the West End Recreation Project will result in savings totalling \$110,850 (at 1976 wage rates; all other costs not inflated). Until contracts are negotiated with independent operators, the Library Board and the School Board, and until the arena program has been established, other revenues cannot be accurately assessed.

REVENUES:

Recreation Programs	-	\$ 15,000
W.E.R.P.	-	110,850
Restaurant, Arena Food	-	6,000
Parking Garage	-	40,000
Arena Income	-	30,000
Library, School Board Janitorial	-	<u>8,000</u>
<u>TOTAL ESTIMATED REVENUES:</u>	-	<u>\$ 209,850</u>

The Comptroller of Budgets advises that if this report is approved, the source of funds will be Contingency Reserve.

The V.M.R.E.U. have received a copy of this report.

Cont'd.

Clause No. 2 Continued.

RECOMMENDATIONS

The City Manager RECOMMENDS as follows:

1. That the following additional 12 positions be established in the West End Community Centre; all positions subject to classification by the Director of Personnel Services:

2 General Programmers
1 Elderly Citizens' Programmer
1 Rink Programmer
6 Iceman/Janitors
2 Cashier/Clerk-Typists.
2. That a total of \$53,238 (1976 rates) be approved for part-time operating personnel; pro-rated at \$2,647 for 1975.
3. That a total of \$20,000 per year be approved for part-time Programmers and Instructors for the operation of recreation programs; pro-rated at \$838 for 1975.
4. That operating expenses of \$21,100 per year be approved; pro-rated at \$880 for the balance of 1975.
5. That the Park Board define an appropriate policy regarding rates to be charged for recreation services in the West End, such policy to be submitted to the City Manager and then to Council for consideration.
6. That the West End Recreation Project be disbanded (effective December 31, 1975), including all established positions that are currently part of that program; the permanent staff being reassigned, if they desire, to similar positions within the Park Board.
7. That the open hours be subject to review by the City Manager in the fall of 1976.

FOR COUNCIL ACTION SEE PAGE(S) 209

Manager's Report, October 3, 1975.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. McLaren Electric Building, 1836 West 5th Avenue
Lease of portion (1,045 sq. ft.) on second Floor

The Acting Supervisor of Property and Insurance reports as follows:-

"City Council "In Camera" on August 12th, 1975, recommended 'That the Supervisor of Property and Insurance be authorized to negotiate leases on the McLaren Electric Building to expire no later than December 31st, 1981.'

Vancouver Home Centre Ltd (Robo Plaster) occupy 1,045 sq. ft. on the second floor of this building located 1836 West 5th Avenue, Lots 7 to 9 etc., and utilize the space for showroom and office purposes.

The three-year lease with the former owner of the building expired in June, 1974, and until now, the lessee has been holding over on a month-to-month basis pending Council's decision on the future of this building.

After City Council's decision of August 12th, 1975, negotiations were commenced and the lessee has agreed to a new lease incorporating the following terms and conditions:-

1. Rent to be increased from \$200.00 per month to \$350.00 per month commencing November 1st, 1975.
2. Lease term to be two years from November 1st, 1975, with right of renewal for a further two years.
3. Lessee to have the exclusive use of three parking stalls.
4. Lessee at the termination of the lease period will not remove the antique timber beams or walls. Lessee will have the right to remove two interior doors, all lighting, kitchen cabinets, carpeting and fireplace screen.
5. City will ensure that any tenant taking over McLaren Electric's lease of the warehouse area on the main floor will honour Vancouver Home Centre's sub-lease of warehouse space.

It is noted that the above rental rate represents current economic rentals for comparable space in this area.

RECOMMENDED That the above space be leased to Vancouver Home Centre Ltd. under the above terms and conditions with a lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

2. Acquisition for Family Housing Project
3279 Findlay Street

The Acting Supervisor of Property and Insurance reports as follows:-

"The above property (Lot A except West 10 ft. now lane, Block I, D.L. 753, known as 3279 Findlay Street) has been offered for sale to the City. This property is located in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, which block is under consideration as a housing site. The Director of Housing concurs in the acquisition of this property.

Manager's Report, October 3, 1975.....(PROPERTIES - 2)

Clause #2 (Cont'd)

These premises comprise a single-storey frame dwelling plus a full basement, erected in 1926 on a lot 41.15' x 110', zoned R.S.-1. The dwelling contains 5 rooms, 5 plumbing fixtures, has a patent shingle roof, wood shingle exterior, and heat is supplied by an automatic gas-fired furnace. The dwelling is in fair condition.

Following negotiation with the owners, they are prepared to sell their property for the sum of \$49,300.00 on the understanding that the sale date be September 30, 1975, and that they retain rent-free possession to October 15, 1975. This settlement price is considered to be fair and equitable. It is proposed to rent this property on a month-to-month basis until the land is required for development, at which time the dwelling will be demolished.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot 'A' except the West 10 feet, Block I, District Lot 753, known as 3279 Findlay Street, for the sum of \$49,300.00 on the foregoing basis, chargeable to Code #4910/410, Property Purchases For Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

INFORMATION

3. DEMOLITIONS

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
105 Comox Street A/19 E.½ and 20/22/ 185	Nelson Park Site	Mr. Frank McCamley 8622 Harvie Rd. Surrey, B.C.	\$850.00	#4189

945 Boundary Rd. and 3686 Tanner St. /109/36 and 4/A 108/ 6 and 51 respectively	Replotting	Mr. John Bulych 2286 East 61st Vancouver, B.C.	\$640.00	#4912/455

285 Frontenac Street lot 54, Blocks 3 & 4, .L. 339, N.E.¼	Family Housing Project	Bob's Power Demolition Ltd.	\$745.00	#565/1608*

*(Demolition was previously approved under
incorrect code #4905/1608)

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 189

I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

September 25, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, September 25, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

The Minutes of the meeting of August 28, 1975, were adopted.

RECOMMENDATIONS:1. Housing Site - 14th Avenue and Nootka

The Committee considered the following City Manager's Report dated September 8, 1975:

"On April 24, 1975, the Standing Committee of Council on Housing and Environment met to discuss the Housing Status Report submitted by the Housing Planner. It was recommended 'that the Engineering Department look into the matter of closing off the road allowance and necessity of culverting on the site at 14th Avenue and Nootka, in view of the proposed handicapped housing project and report back'.

Presently there is an open watercourse (Still Creek) running along 14th Avenue and across Nootka Street. 14th Avenue and a portion of Nootka Street have not been opened partly because the creek has not been culverted and partly because the properties on both sides of 14th Avenue have not been developed. The culverting of the creek is the responsibility of the Regional District and they have no plans for carrying out this work in the foreseeable future.

The property on the south side of 14th Avenue is presently occupied by St. Jude's Roman Catholic School. The sisters of the school have the children use the treed portion of the street allowances and the creek for nature study. They have written asking that the street allowances remain unopened and the creek be not culverted.

The residents of the properties on the north side of the lane adjacent to Lot 21 have indicated their preference to having 14th Avenue remain unopened. They complained about the excessive traffic in the east-west lane south of their properties and feel the opening of Nootka Street and 14th Avenue would increase the traffic circulation around their block.

With 14th Avenue unopened, all traffic to and from any development on Lot 21 would have to use the lane system. Emergency vehicles would have unsatisfactory access to the area. The Fire Chief states that the lane system would not adequately provide access for fire fighting equipment.

Accordingly, 14th Avenue should be opened to promote adequate access to any residential development on the city-owned property. Such opening would require the creek to be culverted.

The City Engineer RECOMMENDS that if any type of residential use is approved for either side of 14th Avenue between Renfrew and Nootka Streets, then 14th Avenue between Renfrew and Nootka Streets and Nootka Street between 14th Avenue and the lane north of 14th Avenue be opened to traffic."

During discussion of the report Mr. W. Casson, Director of Housing, G.V.R.D., expressed agreement with the City Manager's Report, and further advised that the plans include a twenty-four foot access road within the boundaries of the site running parallel to the present open lane at the north end of the site. Entry would be off Nootka Street and then on to this access road.

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RECOMMENDED,

- A. THAT the architect and all related authorities be requested to proceed with all haste on the design of the handicapped housing project for this site without closing 14th Avenue nor all of Nootka Street, subject to the satisfaction of the City Engineer and the Fire Chief.
- B. THAT the G.V.R.D. be requested to make application for rezoning of this site.
- C. THAT all related City officials be reminded that all departments involved with the development of social housing in the City of Vancouver (e.g. Permits and Licenses, Planning, Building, and Engineering, and Social Planning) be instructed to give any matters pertaining to such housing immediate attention to thus facilitate development.

INFORMATION AND RECOMMENDATION:

2. Amendments to the Sign By-law

Submitted for the Committee's consideration was a City Manager's Report dated September 9, 1975, entitled 'Amendments to the Sign By-law'. This report, which is on file in the City Clerk's Office, stated in part:

1. INTRODUCTION

The Sign Bylaw No. 4810 adopted in Open Council on October 8, 1974 has been in operation for over half a year. When the Bylaw was presented at that time to the Waterfront and Environment Committee and later to City Council, City staff informed the Committee and Council that amendments to the Bylaw might be necessary, and after the Bylaw had been in operation for about six months and with experience gained during that time, staff would bring forward to Council the necessary amendments.

2. MEETINGS WITH SIGN INDUSTRY

During the period in which the Bylaw has been in operation, City staff and the sign industry have had the opportunity to evaluate the effectiveness of the Bylaw from actual signs that have been erected. The Bylaw, in general, is believed to have been successful in achieving its objectives of discouraging sign proliferation and promoting better design. Very few complaints have been received and the sign industry has responded favourably to the Bylaw.

On February 28, 1975, letters were sent to the sign industry inviting them to send in their comments on the Bylaw regulations and suggestions to amend the Bylaw. A number of responses were received and evaluated by City staff. Proposed amendments incorporating some of the suggestions from the sign industry were drafted. A meeting between industry representatives and City staff was held on April 24, 1975 to discuss the proposals. A few changes were agreed upon by both parties. However, a proposal by City Engineer to reintroduce a section from the previous Sign Bylaw which enabled City Council to revoke the right of any sign to project over a City street for any reason was strongly opposed by the sign industry representatives. It was also agreed that City staff meet with two members from the sign industry to discuss the extent of projection for projecting signs and the exclusion of embellishments from sign area calculations. A meeting for this purpose was held on May 8, 1975.

3. THE PROPOSED AMENDMENTS

Attached as Appendix "A" are proposed amendments to the Sign Bylaw as a result of the meetings with the sign industry representatives. Most of the changes are minor in nature for the purpose of clarification and adjustment. The more important changes are noted below:

(a) Facia Signs for Second Storey Business (Item 12, Appendix "A")

The maximum permitted facia sign area is based on ground floor frontage. For a number of second storey businesses, the only frontage on the ground floor will be the entrance. Their signs will be limited to a small facia sign or a canopy sign based on the width of the entrance. This is creating some hardship to some businesses, especially restaurants and nightclubs that are located on the second storey. The suggested amendment will allow retail businesses and restaurants to have a facia sign for the width of their premises located between the 2nd and 3rd storey, subject to a 2 feet maximum height limitation for the sign.

(b) Facia Sign on Flanking Wall that Faces onto an Open Space (Item 13,) Appendix "A")

The maximum permitted facia sign area is based on the street frontage on which such sign is located. For this reason, a flanking wall with no street frontage cannot have a facia sign. It is now proposed that when such a flanking wall faces on an "open space" on the same site and the open space has a street frontage, a facia sign may be permitted on the wall, and the area of such sign will be controlled by the street frontage of the open space.

(c) Regulation of Canopy Sign by Copy Area instead of Sign Area (Item 25, Appendix "A")

The use of "sign area" to regulate the size of canopy signs has in some cases, because of sign size limitation, resulted in sign boxes attached to canopies with the sign boxes themselves being of less width than the canopy. This has produced an unsatisfactory appearance. The proposed amendment will permit the sign to extend to the full width of the canopy but still limited to the same amount of "copy area" as before.

(d) Relaxation of Provisions of Bylaw for Signs which constitute Integral Elements of the Design of Buildings (Item 31, Appendix "A")

This is a new proposal to encourage signs forming part of the architectural design of the building. Advice on such signs could be given when the building design is being considered by the Urban Design Panel.

(e) City's Power to Order Removal of Signs Projecting over City Streets (Item 40, Appendix "A")

The City Engineer requests that a clause should be included in the Bylaw, setting out the authority to revoke permits for signs projecting over City streets. The previous Bylaw had such a clause recording Council's power under the Charter, to revoke permits for signs projecting over City's streets for any reason without compensation. The clause was omitted from the new Sign Bylaw at the request of the Sign Companies because at that time it was believed other means available were adequate for the removal of signs which conflict with street widenings or other uses of the streets. The Sign Companies are strongly opposed to reintroducing the clause from the previous Bylaw.

An alternative clause which is acceptable to the Sign Companies and is favored by the Officials has been prepared for consideration. The alternative clause spells out conditions under which the Administrator is authorized to revoke a permit and have the sign removed or relocated when it conflicts with street widening or other use of the streets without having to take the matter to Council. Only one or two projects a year may require this procedure.

The two alternative clauses are:

Alternative 1: (Clause 8A of previous Sign Bylaw No. 2341)

"Any permit granted for the erection of any sign, any part of which projects over any street or public place, shall be construed as a license to occupy that portion of such street or public place over which such

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sign or any part thereof projects. Such license to occupy may be revoked at any time by resolution of the Council for any reason and on such notice as the Council may deem advisable, and thereafter all rights and privileges granted with respect to such sign shall be deemed to be cancelled and of no further effect."

Alternative 2: (Clause acceptable to the Sign Companies and also favored by City Officials)

"Any permit granted for the erection of any sign, any part of which projects over any street or public place, shall be construed as a license to occupy that portion of such street or public place over which such sign or any part thereof projects. Where in the opinion of the City Engineer, the sign interferes with or will interfere with the placement or use of equipment installed by the City or utility company, or the use of the street or public place or with the visibility of traffic signal control devices that are existing or to be installed over any street or public place; such license to occupy may be revoked at any time by the

Administrator and on such notice as he may deem advisable and thereafter all rights and privileges granted with respect to such sign shall be deemed to be cancelled and of no further effect."

(Appendixes referred to herein are on file in the City Clerk's Office.)

Mr. L. Cheng of the Planning Department advised that Alternative 2 outlined above was the most acceptable to both City officials and the sign companies.

When discussing sidewalk signs the Committee considered a letter from Mr. Al Bowen, Chairman of the Gastown Historic Area Planning Committee, dated September 22, 1975. In his letter he advised that it is the firm opinion of the Gastown Historic Area Planning Committee that free standing sidewalk signs are appropriate for the Gastown Historic Area. He requested that when the Standing Committee on Housing and Environment next revised the new sign by-law, free standing sidewalk signs be included as legal signage in the Gastown Historic Area. When discussing this letter Mr. Cheng advised the Committee that Council on August 13, 1974, rejected a proposal to allow sidewalk signs to be legalized.

Also circulated for the Committee's information was a booklet on 'Gastown Sign Guidelines' published by the City Planning Department and a letter from Mr. R.M. Oliphant dated September 23, 1975, outlining his comments on the proposed sign by-law amendments. (These are on file in the City Clerk's Office.)

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RECOMMENDED,

- A. THAT Alternative 2 as outlined in the above noted City Manager's Report dated September 9, 1975, on 'Amendments to the Sign By-law' be approved.
- B. THAT sidewalk signs be legalized in the Gastown Area subject to the following guidelines as outlined in 'Gastown Sign Guidelines', and subject to first hearing a report from the Engineering Department:

"FREE STANDING SIGNS

(1) NUMBER

- (a) For institutional uses, one bulletin board per establishment.
- (b) For retail (including restaurants) and entertainment uses, one A-shaped sandwich sign per pedestrian level street frontage establishment.

(2) SIZE

Up to ten square feet in area and six feet in height.

(3) LOCATION

- (a) Anywhere within the front yard of the establishment.
- (b) Anywhere on the sidewalk directly in front of the establishment provided that the unobstructed sidewalk width is at least eight feet.

(4) PARKING LOTS

- (a) Free standing signs for Parking Lots shall comply with the Number, Size, Content and Lighting requirements for Parking Garage Projecting Signs.
- (b) The signs shall be located on the property line immediately beside the lot entrance. "

RESOLVED,

THAT all the information submitted be received.

3. Housing Status Report

Submitted for the Committee's consideration was a monthly status report on government assisted housing in the City of Vancouver dated September 19, 1975.

During discussion of this report, which is on file in the City Clerk's Office, the Chairman noted that approximately eleven of the anticipated projects were being held up due to lack of funding.

Following further discussion it was,

RECOMMENDED,

THAT the Director of Planning be requested to proceed directly to public hearings on the sites at Semlin Drive - Triumph Street, and 2924 East Venables Street, following consideration of these sites by the Vancouver City Planning Commission.

RESOLVED,

THAT the monthly status report on government assisted housing in the City of Vancouver dated September 19, 1975, be received.

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4. Housing Site - 2nd Avenue and Wallace Street

The Committee considered a City Manager's Report, which is on file in the City Clerk's Office, dated September 9, 1975, which stated in part:

"City Council, at its meeting on August 12th, approved a recommendation wherein the subject vacant lands be considered for development by both the City of Vancouver Non-Profit Housing Corporation and private developers.

The lands in total comprise approximately 3.44 acres."

Two groups, as of this date, being the Point Grey Housing Society, and the Penta Co-operative Housing Association are still interested in some form of development.

"On reviewing the most recent needs of each of the 2 co-operatives, it would appear to contain the following elements:

TYPE	DUNBAR VILLAGE COMMUNITY CO-OPERATIVE	PENTA CO-OPERATIVE HOUSING ASSOCIATION
Bachelor		3
1-Bedroom	18	1
2-Bedroom	11	14
3-Bedroom	1	6 "

During discussion of this site Mr. R. Youngberg of the Planning Department expressed that his department was interested in submitting more input on the matters of the proposed subdivision of this site, site densities, economics, zoning, etc. The Committee noted that an architect had been hired for this site as authorized by Council on August 12, 1975.

RECOMMENDED,

A. THAT the Director of Housing be authorized to discuss with the Dunbar and Penta groups the resubdivision of these lands to create the following sites:

- i) 1.72± Acres to be developed by the City of Vancouver Non-Profit Housing Corporation,
- ii) 1.00± Acre to be developed by the Penta Co-operative Housing Association,
- iii) .75± Acre to be developed by the Dunbar Village Community Co-operative;

and the Acting Supervisor of Property and Insurance be authorized to negotiate suitable lease terms and conditions with the Co-operative societies.

B. THAT the Director of Housing be instructed to liaise with other relevant City departments when preparing housing proposals.

C. THAT an evening public meeting be held in this neighbourhood with the Director of Housing, Planning Department representatives, and the architect present to discuss these housing proposals with the residents.

RESOLVED,

THAT the City Manager's Report on 'Housing Site - 2nd Avenue and Wallace Street, dated September 9, 1975, be received.

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5. Lodging House By-law - Prosecutions

The following City Manager's Report dated September 19, 1975, was submitted:

"At the meeting of the Housing Committee on August 28, 1975, it was resolved that the Director of Environmental Health produce for the next meeting of the Committee, documentation from the department's prosecution record book some examples of cases being prosecuted under the Lodging House By-law which have involved extensive staff time and delays for prosecution.

Records from our prosecution book on the following addresses:

1002 Main Street, Blackfriars Rooms
 175 E. Broadway, Lee Building
 3371 Findlay Street, Trico Estates Ltd.
 2129-47 Yukon Street, Rejinder Singh Roopra
 546 Prior Street, Lee Quai Pang
 53 W. Hastings Street, Strathcona Hotel

Prosecutions Still Pending

1104 Bute Street, Miss D. Smith
 578 Alexander Street, Robt. Bowes
 1044 Seymour Street, Mr. B. Riggs
 1052 Seymour Street, Mr. B. Riggs "

The Director of Environmental Health reviewed the situation with the Committee and advised that the Blackfriars Rooms at 1002 Main Street were presently operating without a permit and had ignored two previous notices to vacate. There are presently three outstanding charges against this lodging house. The charges against this premise was withdrawn by the prosecutor on August 26, 1975.

The Director of Environmental Health further advised that health inspectors had not been able to gain entry to the lodging house at 1104 Bute Street and thus could not lay a charge nor take this matter to court.

Following further discussion it was,

RECOMMENDED,

- A. THAT the Chairman write a letter to the Attorney-General outlining the situation at 1002 Main Street, specifically requesting an explanation as to why the prosecutor withdrew charges on this lodging house without first discussing this with City officials.

FURTHER THAT the report of the City Manager outlined above also be sent to the Attorney-General as sample information relating to charges being withdrawn by the prosecutor.

- B. THAT the Director of Environmental Health be given the right to enter the lodging house at 1104 Bute Street with Police support so that a thorough inspection of all areas of this premise can be made.

RESOLVED,

THAT the City Manager's Report on 'Lodging House By-law - Prosecutions' dated September 19, 1975, be received.

INFORMATION:

6. Chairman's Report

The Committee considered a report submitted by the Chairman dated September 19, 1975, outlining actions of the Housing and Environment Committee over the past six months, and anticipated

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future actions. This report, which is on file in the City Clerk's Office, touched on items such as City of Vancouver Public Housing Corporation, monthly reports on status of non-market housing, activities designed to improve the quality of housing in the overall environment, possibilities for extending conversion areas, housing registry and relocation services. Fall activities to include demolition controls, by-law enforcement, Vancouver Public Housing Corporation, and comprehensive City housing policies.

RESOLVED,

THAT the Chairman's Report dated September 19, 1975,
be received.

7. Non-Market Family Housing Sites

The Committee considered a Manager's Report dated August 25, 1975, entitled 'Non-Market Family Housing Sites'. This report, which is on file in the City Clerk's Office, stated in part:

"This report is pursuant to the decision of Council insofar as community involvement and participation is concerned regarding the 1975 proposed housing program.

Accordingly, community meetings were scheduled and held in the Grandview Community Centre for the purpose of discussing proposed housing on the lands generally described as follows:

- 1) Commercial Drive and Findlay Street,
- 2) Walker Street and Copley Street,
- 3) Nanaimo Street and Vanness Avenue.

The notices for the subject meetings were hand-distributed by volunteers of the Community Centre and as great a distribution as possible was made.

It is now incumbent that a report on the general climate, opinions and concerns expressed in each of the meetings be made."

RESOLVED,

THAT the City Manager's Report dated August 25, 1975, on
'Non-Market Family Housing Sites' be received.

The meeting adjourned at approximately 2:35 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 191-2

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

September 25, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, September 25, 1975 at approximately 1.30 p.m.

PRESENT: Ald. Volrich, Chairman
 Ald. Bowers, Kennedy, Marzari
 Sweeney

CLERK : G. Barden

RECOMMENDATION1. 1975 Supplementary Capital Budget Review.

City Council, on September 16, 1975, when dealing with the attached Manager's Report dated September 12, 1975, passed the following motions:

"THAT Projects 1 - 4 as recommended by the City Manager, be approved, and the balance of the projects be submitted to the Standing Committee on Finance and Administration for review and report.

THAT the following recommendation of the Director of Finance, as contained in this clause, be approved:

'THAT Council approve the application to the Province and CMHC for \$4,250,000 of Section 42 (NHA) funds for interim financing of development for housing in Champlain Heights.'

The Committee had before it, Priority No. 1 and No. 2 consideration items contained in the Manager's Report dated September 12, 1975. (Copy circulated). Copies of a report dated September 25, 1975 on the West End Community Centre - Furnishing and Equipment were circulated at the meeting.

The Committee, in the ensuing discussion noted that certain items could be recommended for inclusion in the 1975 Capital Budget if the Five Year Plan is approved. However, if the Five Year Plan should fail, the Committee would want to reconsider each item.

Cont'd.

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Clause No. 1 Continued.

The following is a summary of the items recommended by the Committee for inclusion in the 1975 Supplementary Budget (detailed descriptions of these items are included in the Manager's Report):

(i)	Pioneer Place Renovations	\$ 63,000
(ii)	Wall Street Development	30,000
(iii)	Replace gas powered generators for Police/Engineering radio transmitters	24,000
(iv)	Kerrisdale Arena Renovations	25,250
(v)	West End Community Centre (furnishings & equipment - \$75,000) (replacement of playfield- \$44,000)	119,000
(vi)	Underground Wiring - Stanley Park - Coal Harbour	15,000
		<hr/> \$276,250

The Park Board withdrew the following two items as they are included in the Park Board portion of the 1976-80 Five Year Plan:

- (i) Major Renovations to Percy Norman Pool.
- (ii) Ice Rink - Hastings East Area:

and noted that it would be possible to delay the seawall and promenade on the Beach Avenue waterfront and the roof top garden on the West End Community Centre.

The Engineering Department noted that it would not be possible to pave Rupert Street from 15th to 23rd Avenue in 1975 but advised that it is most important that this paving be done in 1976 to permit subsequent completion of works planned in the 1976-80 Capital Program.

Following further discussion, it was

RECOMMENDED

- A. THAT conditional upon passage of the Five Year Plan, funds in the amount of \$276,250 be transferred from Contingency Reserve to Capital Reserve for the 1975 Supplementary Capital Budget for items 1-6 detailed above.
- B. In the event that the Five Year Plan is not approved the Standing Committee on Finance and Administration re-consider all items in the Manager's Report of September 12, 1975 referred to the Committee by Council.
- C. THAT consideration of the item Major Street Paving of Rupert Street, 15th to 23rd be deferred until 1976.

Cont'd.

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on Finance & Administration
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INFORMATION

2. Killarney Champlain Citizens for Action - Five Year Plan
Advertising Funds.

The Committee had, for consideration, a letter dated September 2, 1975 from the Killarney Champlain Citizens for Action.

It was RESOLVED

THAT this matter be referred to the Chairman for discussion with the Killarney Champlain Citizens for Action.

The Meeting adjourned at approximately 2.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 192

REPORT TO COUNCIL



STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, September 25, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE
CLERK: H. Dickson

INFORMATION

1. Hours of Operation of Neighbourhood Pubs

The Community Services Committee at its meeting of August 28, 1975, after considering a letter from Mr. Peter Uram, operator of Bimini, who requested an extension of hours of his neighbourhood pub, passed the following resolution:

"THAT the Community Services Committee meet for a thorough review of the hours of operation of neighbourhood pubs, and that the Director of Permits and Licenses, representatives of the Liquor Administration Branch and the operators of existing neighbourhood pubs be asked to attend."

Present regulations of the Liquor Administration Branch require the hours of sale at neighbourhood public houses to be no later than 11:00 p.m. and all patrons must be off the premises one-half hour after the sale of liquor stops.

In attendance at today's meeting were several representatives of the Police Department, along with Mr. R. E. G. Smith, Chief Inspector of the Liquor Administration Branch, the operators of the two existing neighbourhood pubs and representatives of applicants for other neighbourhood pubs in the City.

The Chairman opened the meeting by reminding those present that the Committee on July 10, 1975, after considering a letter from Mr. B. E. Munkley, Director of Licensing of the Liquor Administration Branch, had resolved not to recommend the Liquor Administration Branch extend neighbourhood pub hours. This was prior to the consideration of Mr. Uram's request for longer hours.

There was considerable discussion on this matter which featured slightly divergent views on the matter by the operators of the existing pubs; Peter Uram of Bimini at 2010 West 4th Avenue and Tom Hammond of Dover Arms at 961 Denman Street.

Mr. Uram argued for extended hours, stating that in his opinion, residents of Kitsilano want longer hours for his neighbourhood pub and he stated he would guarantee good management.

Mr. Hammond pointed out his location has an extremely high residential density and his pub has approximately 17,000 people from which to draw customers within a four-block walking distance. He stated he is "sitting on the fence" on the matter of hours of operation; that he is happy with the required 11:00 p.m. closing time and if he were to ask for an extension of hours to 1:00 a.m., it would be for weekends only.

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Clause #1 continued:

A spokesman representing Mr. D. Murphy, applicant for a pub at 6069 West Boulevard, wished it to be recorded that Mr. Murphy does not want an extension of hours past 11:00 p.m.

A representative of the Police Department told the Committee there has been a minimum amount of trouble with neighbourhood pubs and the Department would prefer the existing 11:00 p.m. closing time to remain.

The Police stated they have noted occasions of overcrowding in neighbourhood pubs and advised that the longer licensed premises remain open, the greater the risk of trouble as patrons consequently drink more.

The Committee affirmed it would not relax the required parking regulations and noted some licensed restaurants which remain open until 1:00 a.m. draw large volumes of vehicular traffic with its accompanying parking problems. A particular restaurant on West Broadway was singled out as an example of this problem.

Following discussion it was

MOVED by Alderman Marzari

THAT Council request the Liquor Administration Branch to extend the hours of operation for the two existing neighbourhood pubs in the City of Vancouver to 1:00 a.m. Saturday and Sunday mornings on a three month trial basis.

- LOST

(Alderman Rankin, Sweeney and Volrich opposed).

During further discussion it was noted by the Committee that the rules for neighbourhood pubs as laid down by the Liquor Administration Branch, stipulate an 11:00 p.m. closing time and to change the hours would not be in good faith with the public.

The Committee's deliberations concluded with the observation that the two existing pubs have been in operation only six to eight months; that within a year there could be several more in operation; that the original concept for neighbourhood pubs was that they be different from existing beer parlours (i.e. smaller, shorter hours, walk-in clientele, etc.) and that to extend their hours would reverse this concept and make them the same as all other drinking establishments.

No action was taken.

RECOMMENDATIONS

2. Neighbourhood Pub Application -
6069 West Boulevard

The Committee had before it for consideration a memo dated September 11, 1975 and an amenity report from the Director of Permits and Licenses and an application from Mr. Donald Murphy to operate a neighbourhood pub at 6069 West Boulevard.

Cont'd . . .

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Clause #2 continued:

The Director of Permits and Licenses's memo stated:

"The premises are located in a local commercial district and without difficulty, a change can be made to a Neighbourhood Pub in compliance with regulations, with the possible exception of the required parking. If difficulty is experienced in getting necessary parking on the site, immediately adjoining properties may be utilized for parking purposes."

The amenity report read as follows:

"Our survey indicates that the proposed Pub is to be located in a fairly large commercial area of Kerrisdale. North and South of the premises are other commercial developments and some low-rise apartments. West 41st Avenue to the North has commercial development and some high-rise apartments.

West of the location is a residential district containing single family dwellings and apartments, and one church at 45th Avenue and Yew Street.

East of the proposed location are commercial buildings, two and three storey apartments and one church at the corner of 43rd Avenue and East Boulevard. From 45th Avenue to 49th Avenue on Maple Street are two schools, Magee Secondary School and Maple Grove Elementary School. Further East is a one family dwelling area,

South of the proposed location are two and three storey apartments and other commercial development, and then one family dwellings.

It is suggested that with the degree of commercial development in the area and the fairly large number of apartments, this location is suitable for a Neighbourhood Pub."

Appearing before the Committee on the applicant's behalf were his wife and Mr. D. McGarvie who stated they are aware of all regulations and the fact that a petition plebiscite cannot be conducted by the City Clerk's Office until early in 1976.

During consideration the City Clerk pointed out the importance of having proof that the applicant does have a secure lease or ownership of the premises and in response to this question the representatives of the applicant stated that Mr. Murphy does have a lease on the premises.

Following discussion it was

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Clause #2 continued:

RECOMMENDED

THAT Council approve the application of Mr. D. Murphy to operate a neighbourhood pub at 6069 West Boulevard subject to a petition plebiscite being conducted in early 1976 by the City Clerk of residents and merchants in a four-block radius of the proposed location; the cost of such plebiscite to be borne by the applicant; and further subject to the applicant complying with all applicable City regulations.

3. Neighbourhood Pub Application -
1445 East 41st Avenue

The Committee had before it for consideration a memo dated September 29, 1975 and an amenity report from the Director of Permits and Licenses and an application from Messrs. Ron Wickstrom and Roger Trettenero to operate a neighbourhood pub at 1445 East 41st Avenue.

The memo from the Director of Permits and Licenses stated:

"The building is now composed of offices, which are occupied, but can be altered to comply with the regulations. Some additional parking might be required."

The amenity report stated:

"Our survey indicates that this building is located in a small commercially zoned area at the North East corner of 41st Avenue and Knight Road. There are service stations on three of the corners of this intersection, the fourth corner has a two storey commercial building on it and for four blocks in each direction from 41st Avenue and Knight Road is almost entirely single family dwellings, as well as three churches. There are no schools within the four block radius.

It should be noted that the small commercial area is encompassed by dwellings in every direction, including immediately North and East of the proposed Pub location, and this may be considered an adverse factor in the consideration of the application.

It should be noted that the nearest Public House is the Blue Boy Hotel at Fraser Street and Marine Drive, well beyond the one mile limitation."

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Clause #3 continued:

The applicant, Mr. R. Wickstrom, appeared before the Committee and stated he and his associates are applying for the first neighbourhood pub in the eastern side of the City. He pointed out that the proposed location at 41st and Knight Road is one of the busiest intersections in the City and he told the Committee that he had canvassed the area and found that most residents are favourable to his proposal for a neighbourhood pub at the above noted address. He told the Committee he does have a lease on the premises.

A representative of the Permits and Licenses Department noted this commercial area is relatively small and the Committee noted the area is primarily residential and is a definable neighbourhood.

Following discussion it was

RECOMMENDED

THAT Council approve the application of Mr. R. Wickstrom to operate a neighbourhood pub at 1445 East 41st Avenue subject to a petition plebiscite being conducted in early 1976 by the City Clerk of residents and merchants in a four-block radius of the proposed location; the cost of such plebiscite to be borne by the applicant; and further subject to the applicant complying with all applicable City regulations.

INFORMATION

4. Carnegie Library - Proposal of Mr. Harry E. S. Fan

Vancouver City Council at its meeting of September 16, 1975 passed the following motion:

"THAT the letter dated August 29, 1975, from Harry E. S. Fan, asking to appear as a delegation regarding the Carnegie Library, be referred to the Standing Committee on Community Services, and Mr. Fan be requested to make his submission to that Committee."

The Committee had before it for consideration the attached letter dated August 29, 1975 from Mr. H. Fan.

Council at its meeting of May 8, 1975 approved in principle the proposal of the Downtown Eastside Residents' Association for the use of this building as a community recreation facility.

Both Mr. Fan and Mr. B. Eriksen of D.E.R.A. appeared before the Committee.

The Chairman advised that an application has been made by D.E.R.A. to the Provincial Recreation and Conservation Department for a 1/3 grant towards the cost of renovating the building for a community recreation facility.

Mr. Fan explained that he purchased over 7,000 specimens of rock and over 1,000 Indian artifacts over a year ago and is seeking a suitable location of approximately 3,000 square feet to display this material for which he would charge an admission fee for the public to view.

Mr. Eriksen replied there is no room left in the building and a commercial venture in the building would jeopardize the application for a grant from the Provincial Recreation Department.

Cont'd . . .

Standing Committee of Council 6
on Community Services
September 25, 1975

Clause #4 continued:

Following discussion it was

RESOLVED

THAT the letter dated August 29, 1975 from
Mr. Harry E. S. Fan be received and tabled
pending the outcome of D.E.R.A.'s proposal
for a community recreation facility and the
Association's application to the Provincial
Government for a 1/3 grant.

The meeting adjourned at approximately 4:40 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 147-5

IV

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 25, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, September 25, 1975, in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Development Procedure - Champlain Heights - Areas E and F

The Committee considered a report of the City Manager dated 17th September 1975 (copy circulated) wherein the Director of Planning and Director of Finance seek approval for a Development Procedure for Champlain Heights in order that the duties for the Project Manager authorized by Council on 28th January 1975 can be determined and the position filled.

Three basic alternative Development Procedures were outlined:

- a) A separate developer for each parcel.
- b) A single developer for all parcels.
- c) A Project Management Team.

The report outlines the responsibilities of the Project Management Team and the Project Manager. The Director of Planning and Director of Finance recommended:

- a) that the project management team procedure, as outlined in this report, be adopted for the development of Champlain Heights, Areas E and F.
- b) that the City Manager hire or retain on a consulting basis a Project Manager to carry out the responsibilities for development of Champlain Heights, Areas E and F.

After discussion, the Committee

RECOMMENDED

THAT the City Manager be instructed to hire or retain on a consulting basis a Project Manager to carry out the responsibilities for development of Champlain Heights, Areas E and F and the decision on development procedures be deferred until the appointment of the Project Manager and the outcome of offers to lease Enclave No. 1.

FURTHER THAT, in the meantime, City staff proceed as instructed by City Council with the leasing of Enclave No. 1; with advertising for sale expected early in December.

(Note: Council, on July 22nd, 1975, when considering a report of the Director of Finance on the question of sale vs lease of land in Champlain Heights, approved a recommendation of the City Manager that all residential land in Areas E and F in Champlain Heights be leased.)

INFORMATION

2. Surface Parking in the Downtown

The Committee considered a report of the City Manager dated 19th September 1975 (on file in the City Clerk's Office) wherein the Director of Planning describes the existing policies for surface parking in the Downtown as well as the provisions which are being recommended for adoption with the new Downtown zoning to be considered at the Public Hearing on 25th September 1975.

Mr. E. Crickmore, Planning Department, advised that under the following Downtown Zoning Design Guideline, gravel parking lots will no longer be permitted; paving and landscaping would be required:

- "(e) Where surface parking occurs, the area should be paved, marked, curbed and screened from view with an adequate amount of natural and hard landscaping (trees and shrubs, permanent screen walls and paving). Screen walls should be designed, and use materials which blend with surrounding buildings."

The Committee agreed that "substantial" should be substituted for "adequate" in the above Guideline.

Mr. Crickmore stated that permits would be issued for periods up to five (5) years to allow for amortization of the costs involved. The policy would apply to any City-owned land in the Downtown used for surface parking.

The Committee

RESOLVED

THAT the report of the City Manager dated 19th September 1975 be received for INFORMATION.

RECOMMENDATION

3. Kitsilano Area Planning Program (Pt. Grey Road Park and Development Issues)

Park Commissioners May Brown and Theo DuMoulin were present for the discussion of this item.

The Committee considered a report of the City Manager dated 18th September 1975 (copy circulated) wherein the Director of Planning describes the Kitsilano Area Planning Program process whereby discussions have been held during the last year with civic staff and interested citizens concerning the existing City policy of creating an open "park" strip on the north side of Point Grey Road as proposed by the Bartholomew Plans of 1929 and 1946, using a fund of \$1-Million for property acquisition from the 1971-1975 Capital Program.

A number of concerns have arisen that require resolution in any long term policy dealing with this area, i.e.

- a) land acquisition policy;
- b) the question of the type of "park" to be created with specific concerns relating to the condition of the beach;
- c) the effect that any policy will have upon the larger community, particularly the stability of the residential area south of Point Grey Road and traffic generation;
- d) the type of development and redevelopment permitted on the north-side of Point Grey Road irrespective of land acquisition policy;
- e) the effect that new construction (new buildings or additions) have upon existing houses, particularly views; or new construction (retaining walls, or overhanging decks and buildings) have upon the conditions and quality of the beach.

Clause No. 3 Continued

Mr. D. Janczewski, Planning Department, with the aid of slides, outlined the following policies which are recommended by the Director of Planning:

- a) Policy No. 1. That the long term acquisition of all property on the north side of Point Grey Road be the City of Vancouver's policy. (Balsam to Alma).
- b) Policy No. 2. Property should be acquired on the basis of opportunity and availability on the north side of Point Grey Road.
- c) Policy No. 3. A degree of emphasis should be placed on acquiring land abutting street ends, and in the easterly portion of the strip.
- d) Policy No. 4. Clearance of the land should only occur when large assemblies have occurred. It may be preferred that until the majority of the land is acquired it should not be cleared.
- e) Policy No. 5. Demolition of the existing houses should not occur until the housing situation in Vancouver eases.
- f) Policy No. 6. The beach area should continue in its present "natural" state.
- g) Policy No. 7. The Engineering Department be requested to develop and maintain the existing street ends.
- h) Policy No. 8. The Engineering Department, in conjunction with other civic staff, be requested to develop improved signage and delineation of access points; also, to examine the existing access points and recommend on their improvement.
- i) Policy No. 9. All designs for retaining walls must first be approved by the Director of Planning who would give regard to location, extension from existing cliff face, materials, landscaping, texture, etc. and the City Engineer who would give regard to structural adequacy and public safety. In no case, however, may seawalls be constructed to extend the existing land form at the top of the cliff.
- j) Policy No. 10. A development plan be prepared, including a restriction on any development overhanging the cliff and a building setback of a minimum of 15 feet from the cliff's edge (ground level decks could be permitted to the cliff's edge).
- k) Policy No. 11. No construction or building be permitted at the base of the cliff.
- l) Policy No. 12. The zoning of this area remain RS-2 and RT-2.
- m) Policy No. 13. Purpose designed apartments and town-houses not be permitted on the north side of Point Grey Road.
- n) Policy No. 14. No side yard relaxations be granted on new developments.

Clause No. 3 Continued

The following letter dated 25th September 1975 from the Board of Parks and Recreation was distributed at the meeting:

"At the September 22nd meeting of the Board, a draft report prepared by the City Planning Department entitled "Kitsilano Area Planning Program" was discussed with a representative of the City Planning Department.

Board members agreed that the draft report and the 13 policy recommendations are in keeping with the over-all Park Board objectives in the area except for policies #4 and #5.

Policy #4 states: "Clearance of the land should only occur when large assemblies have occurred. It may be preferred that until the majority of the land is acquired it should not be cleared".

Comment - It was agreed by Board members that this proposed policy is not in keeping with the objectives of the waterfront park purchase program. The Board requests that policy #4 be changed to provide that 'clearance of the land should occur when the property is purchased and the owner is given reasonable time to find other accommodation'. It is not consistent policy to purchase land for park purposes and keep the park land indefinitely for housing purposes.

Policy #5 states: "Demolition of the existing houses should not occur until the housing situation in Vancouver eases".

Comment - Board members did not agree with this policy as the housing situation in Vancouver may never ease and such policy is not consistent with the use of park acquisition funds for housing purposes. Vacant existing housing should be

demolished, and reasonable relocation time allowed for present occupants of occupied houses to find alternate accommodation when demolition should proceed and the land made available for public park purposes.

Board members were very concerned that the City should adopt realistic policies with respect to the Point Grey Road waterfront park acquisition program. "

The Committee considered the policies and made the following comments and changes:

- Policy No. 2 should read "property should be considered for acquisition on the basis...." and in the description, "should be purchased" should read "should be considered for purchase".
- With respect to Policy No. 5, the Committee and the Park Commissioners agreed that instead of conflicts arising everytime demolition of housing on Park Board land is discussed, the Council and Park Board should meet and arrive at a policy with respect to housing on Park Board land.
- With respect to Policy No. 6, Mr. W. Curtis, City Engineer, stated that if the beach were left in its natural state, it will be available only to the people who live above it. It should be developed for public use. Commissioner Brown advised that the Park Board supported leaving the beach in its natural state.

Clause No. 3 Continued

- The following should be added to Policy No. 8...."as well as considering access from Pioneer Park".
- With respect to Policy No. 9, the Director of Legal Services, in a memorandum to the Chairman dated 25th September 1975, comments as follows:

" Firstly: there is considerable doubt that the construction of "a retaining wall" is necessarily a "land use" or a "development" as contemplated by the powers contained in the Vancouver Charter. There are some obvious cases, but it is indeed very possible that a lot may not be.

Secondly: even if it is a land use and even if it is a development, it is not likely that it is a principal use, but more than likely an accessory use of land which, under Schedule A, requires no development permit.

Thirdly: even if it is a land use and even if it is a development for which a development permit is required, it is more than likely an outright use in the District Schedule, and since there is no mention in the By-law of any regulations and controls, a permit would automatically have to be issued. It seems to me, therefore, that it may not be possible to ever get the matter before the Director of Planning for consideration."

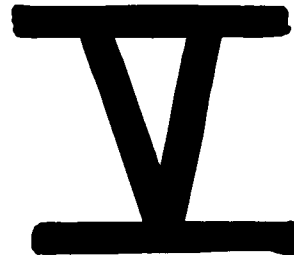
The Committee agreed that in order to implement this policy, an appropriate By-Law amendment would be necessary.

- With respect to Policy No. 14, Mr. Janczewski wished the Committee to specifically note that the policy of only approving Development Permit Applications for alterations or addition where the cost does not exceed \$30,000.00 was being eliminated.

After discussion, the Committee

RECOMMENDED

- A. THAT Plan Policies Nos. 1, 2, 3 and 6 to 14, as amended, be approved in principle pending the input of Policy No. 2.
- B. THAT consideration of Plan Policies Nos. 4 and 5 be deferred and that a Committee consisting of the Chairmen of the Planning and Development Committee, the Housing and Environment Committee, and the Park Board meet with staff prior to a special meeting of the Council and the Park Board to discuss a policy with respect to housing on Park Board land.
- C. THAT the Director of Legal Services be instructed to draft an appropriate By-Law amendment to enable implementation of Policy No. 9 relating to retaining walls.



PART REPORT TO COUNCIL
OFFICIAL TRAFFIC COMMISSION

OCTOBER 1, 1975

A meeting of the Official Traffic Commission was held on Wednesday, October 1st, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 7:30 P.M.

PRESENT: Alderman Marzari, Chairman
Alderman Boyce
Mr. J. Moodie, for City Manager
Ms. B. McKinley, Vancouver Safety Council
Mr. R. Gascoyne, Asst. City Engineer - Traffic
Supt. R. Cray, Vancouver Police Department
Mr. N. Divinsky, Vancouver School Board

ALSO PRESENT: Mrs. E. Robinson - Vancouver Parent-Teacher Council

ABSENT: Mr. C. S. Fleming, Director of Legal Services

CLERK: G. Barden

RECOMMENDATION

1. Pedestrian Signal Request - 47th Avenue and Knight Street

The Committee had for consideration a report dated 23rd September 1975 from the City Engineer recommending that a pedestrian signal at 47th Avenue and Knight Street be included in the 1976 traffic signal programme. The signal is estimated to cost \$10,700.00. (Copy circulated).

A brief from the Culloden Court Tenants Association, detailing the need for immediate installation of the signal light, was presented (copy circulated). A delegation, representing residents of the area, supporting the brief, advised they had met with Mayor Phillips on this matter and he advised them a signal could be installed immediately if such a recommendation came from the Official Traffic Commission.

Following further discussion, it was

RECOMMENDED

THAT City Council approve the immediate installation of a pedestrian activated signal at 47th Avenue and Knight Street with funds to be provided from Contingency Reserve.

The delegation requested that the extra policing of traffic in this area be continued until the signal light is installed, and the Chairman instructed that a letter go to the Vancouver Police in this regard.

FOR COUNCIL ACTION SEE PAGE(S) 191